

Minutes

SCHOA Board of Directors Regular Meeting

February 21, 2019

Call to Order: 6:30 PM

Attendance:

Michael Morrey - President

Tim Ramsey – Vice President

Bob Schultz - Treasurer

Management Company Representative: Lorne Martin

Homeowners: 10 homeowners in attendance

Minutes:

Motion made and seconded to approve the minutes of the January 17, 2019 board meeting as written. Vote to approve the minutes; *Motion carries.*

Appointment of Board Members:

As there was no quorum for the election; the Board met with and interviewed the available nominees. Motion made by Bob Schultz and seconded by Tim Ramsey to appoint Wolfgang Riss and Stephen Santana to fill the vacancies on the Board per Bylaws Article 6.3.

After brief discussion, a motion was made, seconded and passed electing Stephen Santana to the Office of Secretary and Wolfgang Riss to Member At Large.

Officers Reports:

- President –
 - Requested an estimate to add a magnet to the gate like was done at the Country Hollow back gate near Brookfield. The magnet has worked very well preventing vehicles from pushing the gate open. Mike also requested looking into installing some kind of camera system at the gates to capture pictures of vehicles that cause damage to the gates.
- Vice President – No report
- Treasurer – Bob is reviewing the current collection policy, parking policy and enforcement procedures and will forward his recommendations to the Board.
- Secretary – No report
- MAL – No report

Management Report: Violation, Collection and others are emailed to board members prior to meetings to save paper costs and to give board a chance to preview.

1) Collections:

A) Delinquent Assessments; January 12% (\$385,151.77 (213 homeowners past due); February 35% (\$560,567.99 (624 homeowners past due);

- a. 1st half assessments are now late as of January 31st.
- b. Payment arrangements have been made with several of these owners.

2) Violations:

A) Letters sent – January: 159 February: 184

- a. Letters ordered by board sent out as they are received and added to totals

3) Financial: Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent around the board meeting for more detail.

4) Maintenance:

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- A) Out for Bid:
 - a. Adding irrigation system to common areas in Hillsboro & Country Hollow; Waiting for cost of new water meters from Rainier View Water.
 - b. Change all light fixtures in clubhouse to LED. Requested estimate from Madsen Electric as well clubhouse parking lot lights.
 - c. Hillsboro greenbelt trail fence repair – Coatney Fence (Coatney checked it out and said the fence was already fixed – though not well)

 - B) Current Bids:
 - a. Clubhouse Roof, Window, Siding, Walkway Cleaning – Redwood Services \$2,198 (includes tax) – Motion was passed to accept this bid.
 - b. Southridge park tree removal – Larson Logging \$491.85– Motion was passed to accept this bid.

 - C) Work in Progress:
 - a. Replace missing stop signs along Gem Heights at Premier.
 - b. Gate Keypad Access Replacement – Country Hollow & Grayhawk
 - i. Country Hollow & Grayhawk gate keypads will need to be upgraded to allow remote access for programming gate codes. Cost is \$4,241.80 each site including tax. – The existing remotes will work with new system per Sutherland.

 - D) Work Completed
 - a. Fire extinguisher in clubhouse replacement

 - E) Ponds – Cleanup now three times a year.
 - a. May 7th County performed pond inspections. We received their reports June 25th requiring work to be done in Country Hollow, Hillsboro & Ashford by October 1st. Met with new Storm Water Dept Manager regarding wet ponds in CH. County is requiring ponds to be repaired to hold water per the original design.
 - i. Received one bid for Geo Tech inspection from AGES engineering to determine if there is a liner and if so, why it’s not working (\$2,800). Waiting for bid from AESI. APEX Engineering decided they would not be able to help us, but would have to sub out the project.
- 5) Misc.

Committee Reports:

1. Crime Watch Committee:
 - o No Report.
2. Budget Committee:
 - o No report.
3. Committee on Forest Maint:
 - o Waiting for the report from the Forrester.
4. Appeal Committee
 - o Wolfgang reported there was one appeal made via email. The Appeals Committee has made its recommendations to the Board.
5. ACC
 - o No report

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Regular Business: (items discussed and decisions made on urgent items between meetings)

- None

Old Business:

- None

New Business:

- None

Open Forum: Questions/Concerns included:

- Street parking continues to be a problem. The Board is looking into a parking enforcement contractor as we had previously. Residents are encouraged to report violations to reportviolation@silvercreekwa.com
- Discussion regarding the election results and how to help obtain a quorum for the next election in 2019.
- Options for dealing with the snow on the private roads.

Motion to adjourn to Executive Session: 7:50 PM.

(Exec starts 8:00 PM)

Recall regular meeting to order (out of Executive Session): 8:00 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - Board approved the recommendations of the attorney on collection matters.
- **Appeals Recommendations**
 - The Board approved the appeals as recommended by the Appeals Committee
- **No other decisions made**

Meeting Adjourned. 8:50 PM